



FOR SALE

Development Opportunity

**11 Davies Street, Liverpool, L1
6HB**

- Liverpool City Centre
- Close Proximity to Liverpool One Retail District
- Substantial Building NIA Approx. 1,315.6 (14,162 sq.ft)
- Planning Approved for 34 Unit Aparthotel with Ground Floor Commercial Units

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Location

The property is situated between Dale Street and Victoria Street fronting onto Davies Street, within the business quarter of Liverpool City Centre and in close proximity to the main retail district of Liverpool One. There are excellent public local and national transport connections within walking distance to include Lime Street Train Station, Moorfields Train Station and Queens Square for bus connections. The site is also within easy access to major road connections to the M62 and the national motorway network.

The Property

The subject premises comprises a former Victorian Bonded brick Warehouse consisting of circa 14,162 sq.ft of commercial accommodation, configured over 4 storeys plus basement, and previously used as rehearsal studios and ancillary accommodation.

Internally, the property benefits from period features including exposed brickwork and barrel valuated ceilings. Externally, the front elevation provides timber framed sash windows with steel loading bay with the potential to create various openings. There are two stairwells providing direct access to the upper floors and mains electric, drainage and basic WC provision.

Accommodation

We understand the premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Net Internal Area

1,315.6 sq.m. (14,162 sq.ft.).

Tenure

We understand the site is held Freehold (Title Number - MS339569).

Planning

We understand the property benefits planning permission consenting for a 34 unit aparthotel with bar / restaurant to the ground floor and recording studios and rehearsal space in the basement under application 17F/2947 which was subsequently revised on 26th March 2019.

Further details are available upon request.

EPC

A full copy of the EPC is available upon request.

Rates

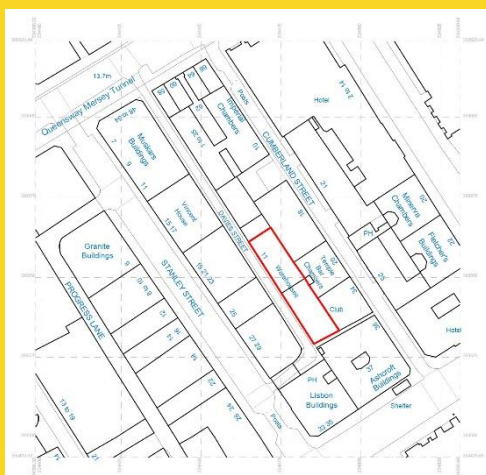
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/business rates.

Price

Offers invited

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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